

# HS2

## Rent Back scheme



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# Introduction

High Speed Two (HS2) is Britain's new high-speed railway. It is being built by High Speed Two Limited (HS2 Ltd), the company set up by the Government to deliver HS2.

This booklet explains how you can rent back your property from us if the Government agrees to purchase it. It also answers some frequently asked questions.

HS2 is being built in phases and we need to buy land and property that is located along the route. We also act on the Government's behalf for HS2's property schemes including Need to Sell and Voluntary Purchase. The Rent Back scheme is a property scheme that allows you to stay in your property.

Phase One of HS2, which is being built first, links the West Midlands and London. Phase 2a of the railway is between the West Midlands and Crewe. Phase 2b will extend the railway from Crewe to Manchester – and from the West Midlands to Leeds.

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# Rent Back and how it works

If you are selling your property to the Government you can ask to rent it back and stay in the property, which may be your home. This is known as 'rent back'.

There are several reasons why you may be selling your home to the Government.

- We need to acquire the property for the high-speed railway's tracks, services and buildings such as new stations, train depots, viaducts and cuttings.
- You may live close to the new railway and be in one of the Government's property schemes that allows you to sell your property to us – for example, Voluntary Purchase or Need to Sell.
- The Government may have agreed to buy your property as it is an atypical property or you have a special circumstance that means you need to sell.

Rent back is designed to offer people affected by the route of the railway flexibility about their options and reassurance. It allows you to carry on living in, or working from, your property and remain part of the local community.

You should ask your HS2 case manager to explain how you can rent back your property when you are arranging to sell it to the Government.

If you want to apply for the Rent Back scheme, we will:

- consider the cost of any repairs or improvements to your property that we may need to make so we can rent it back to you
- check all the property's service installations, such as the electricity and gas, which is required by law; and
- work out the property's open-market rental value once any improvements or upgrades, if necessary, have been made.

## Are all properties affected by HS2 covered by Rent Back?

All properties purchased by the Government for HS2 can be considered for our Rent Back scheme. However, a number of conditions must be met. They are:

- the cost of maintaining the property – or making any improvements – is a reasonable use of taxpayers' money;
- the property meets the standards required by health and safety legislation – if work is required, it will take place between the exchange of contracts and the legal completion of the purchase;
- the property is not required for building work in connection with HS2; and
- the person selling the property has the right to rent in the UK and passes our reference checks for tenants.

Some properties, such as listed buildings, may not be suitable for Rent Back. However, we aim to make all decisions fairly. We follow standard commercial principles for property purchases and make sure all purchases satisfy our value-for-money test.

## Why can't I rent back the property without having any of the works you might identify?

We have to follow the Government's regulations on rented properties including the need for these properties to be safe and suitable for tenants. The legal standard for renting a property is higher than that for an owner-occupier.

## What happens if the sale is agreed and you need to carry out works to the property?

We will tell you what work needs to be done and how long this will take. You might experience disruption while any improvements are carried out if you decide to continue living at the property during this time. Your tenancy will commence on completion of the works and the legal completion of the purchase.

## **Do I have to agree to Rent Back?**

No. It is entirely up to you. You need to be happy with the arrangement and the tenancy agreement we offer you.

## **How much rent will I pay?**

If your property is suitable for Rent Back, we will work out the rent based on the rents charged for similar properties in your area on the open market. Like any landlord, we will ask you for a deposit and to provide references.

## **What kind of tenancy agreement will I be offered?**

The tenancy we offer will be an open-market rent. Residential tenancies are usually granted for an initial term of six months. The tenancy cannot be terminated by either party during this period. After six months, the tenancy can be terminated at one month's notice by the tenant and two months' notice by the landlord. Commercial tenancies will be granted for an initial minimum term of one year.

For residential tenancies, we'll be responsible for:

- keeping the structure of the property in good repair;
- making sure the heating, water, gas and electricity installations are in good order and that they are tested; and
- installing smoke alarms, carbon monoxide alarms and heat detectors.

As a tenant, you'll have responsibilities for matters including:

- the internal repairs and decorations of the property;
- paying utility bills; and
- paying council tax.

Commercial tenancies will be on standard commercial lease terms.

# More information about our Rent Back scheme

For more information about Rent Back, please go to [www.hs2.org.uk/in-your-area/assistance-for-property-owners](http://www.hs2.org.uk/in-your-area/assistance-for-property-owners)

You can talk to someone about Rent Back by contacting your dedicated case officer who can talk to you about your options.

Alternatively, you can speak to the HS2 Helpdesk on 08001 434 434 or email us at [hs2enquiries@hs2.org.uk](mailto:hs2enquiries@hs2.org.uk)

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# Keeping you informed

We are committed to keeping you informed about work on HS2. This includes making sure you know what to expect and when to expect it, as well as how we can help.

## Our independent commissioners

We have an independent Residents' Commissioner whose job is to make sure we keep to the promises we make in our Residents Charter.

Our independent Construction Commissioner's role is to mediate and monitor the way in which we manage and respond to construction complaints.

For more information visit [www.hs2.org.uk/in-your-area](http://www.hs2.org.uk/in-your-area)

## Holding us to account

If you are unhappy for any reason, you can make a complaint by contacting our HS2 Helpdesk team. For more information visit [www.hs2.org.uk/how-to-complain](http://www.hs2.org.uk/how-to-complain)

## Property and compensation

You can find out all about HS2 and properties along the line of route by visiting our website. You can also find out if you're eligible for compensation. Visit [www.hs2.org.uk/in-your-area](http://www.hs2.org.uk/in-your-area)

### Contact us

Our HS2 Helpdesk team are available all day, every day. You can contact them by:

 Freephone  
**08081 434 434**

 Minicom  
**08081 454 472**

 Email  
**[hs2enquiries@hs2.org.uk](mailto:hs2enquiries@hs2.org.uk)**

Write to

**FREEPOST**

**HS2 Community Engagement**

Website **[www.hs2.org.uk](http://www.hs2.org.uk)**

To keep up to date with what is happening in your area, visit:

**[www.hs2inyourarea.co.uk](http://www.hs2inyourarea.co.uk)**

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